

An
Bord
Pleanála

Board Direction

BD-016572-24

ABP-317823-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/06/2024.

The Board decided to make a split decision, to

- (1) grant permission (subject to one condition) for retention of 13no. PV solar panels installed on rear south and east facings roofs and retention of 1no. EV charger installed in front gravelled area.

for the reasons and considerations marked (1) under and subject to the conditions set out below, and

- (2) refuse permission for the provision of a single off street parking space to facilitate in property EV charging within the front of the property consisting of removal of a section of existing fixed railings to form a 3m wide opening with gates formed reusing the original railings

for the reasons and considerations marked (2) under.

Reasons and Considerations (1)

Having regard to the scale and nature of the development to be retained, which comprises the installation of PV solar panels and EV charger to an existing dwelling in a fully serviced urban location it is considered that subject to compliance with the conditions below, the development proposed to be retained would not seriously

injure the residential or visual amenities of the area, and would be in accordance with the proper planning and sustainable development of the area.

Conditions


1. PlanPartics

Reasons and Considerations (2)

The proposed development comprising the provision of a single off-street parking space and the removal of a section of existing fixed railings to form a 3m wide opening with gates formed reusing the original railings would be out of character with the historic pattern of front boundary treatment in Eaton Square an Architectural Conservation Area (ACA), in the Dun Laoghaire Rathdown Development Plan 2022-2028. The proposed development would form a discordant feature in the streetscape and would contravene Policy Objective HER13 and Section 12.4.8.4, Chapter 12 of the said Plan. The proposed development would therefore be visually detrimental to the area, would seriously injure the amenities and depreciate the value of property in the vicinity, would set an undesirable precedent for other similar inappropriate development in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, and notwithstanding policy objectives in the Dun Laoghaire Rathdown Development Plan 2022-2028 on low emission and electric vehicles, the Board, on balance, concurred with the planning authority decision to refuse the off-street parking element of the proposed development. The Board considered the subject site to be particularly sensitive being part of a group of four houses where the historic railings survive intact to all of the houses forming an attractive feature, and therefore considered that the proposed development would set a significant undesirable precedent for other similar inappropriate development in the vicinity.

Board Member:


Stephen Bohan

Date: 13/06/2024